

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Chula Vista

State: CA

PJ's Total HOME Allocation Received: \$14,497,478

PJ's Size Grouping*: C

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|---------------|---------------|------------------------------|---|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | PJs in State: | 92 | | | |
| % of Funds Committed | 99.04 % | 93.35 % | 7 | 93.41 % | 94 | | 96 |
| % of Funds Disbursed | 79.76 % | 85.12 % | 59 | 84.68 % | 26 | | 23 |
| Leveraging Ratio for Rental Activities | 7.73 | 5.84 | 1 | 4.72 | 100 | | 100 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 72.98 % | 1 | 80.76 % | 100 | | 100 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 100.00 % | 61.88 % | 1 | 68.18 % | 100 | | 100 |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 88.79 % | 77.72 % | 29 | 80.32 % | 59 | | 65 |
| % of 0-30% AMI Renters to All Renters*** | 33.18 % | 39.58 % | 59 | 45.16 % | 30 | | 28 |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 99.55 % | 92.53 % | 25 | 95.04 % | 53 | | 57 |
| Overall Ranking: | | | In State: | 7 / 92 | Nationally: | | 85 87 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$33,616 | \$33,130 | | \$26,037 | 223 Units | | 64.60 % |
| Homebuyer Unit | \$22,862 | \$20,348 | | \$14,755 | 18 Units | | 5.20 % |
| Homeowner-Rehab Unit | \$8,345 | \$27,021 | | \$20,487 | 72 Units | | 20.90 % |
| TBRA Unit | \$13,455 | \$2,819 | | \$3,225 | 32 Units | | 9.30 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chula Vista CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|-----------|-----------|-----------|
| PJ: | \$141,723 | \$305,126 | \$8,345 |
| State:* | \$131,762 | \$111,680 | \$27,980 |
| National:** | \$92,323 | \$73,745 | \$23,292 |

CHDO Operating Expenses:
(% of allocation)

| | |
|---------------|---|
| PJ: | 1.5 % |
| National Avg: | 1.1 % |

R.S. Means Cost Index: 1.04

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|--|--|--|--|--|--|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 19.3 | 11.1 | 66.7 | 31.3 | Single/Non-Elderly: | 23.8 | 50.0 | 0.0 | 12.5 |
| Black/African American: | 8.5 | 5.6 | 2.8 | 3.1 | Elderly: | 18.8 | 0.0 | 84.7 | 34.4 |
| Asian: | 4.0 | 22.2 | 0.0 | 0.0 | Related/Single Parent: | 45.3 | 11.1 | 1.4 | 40.6 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 7.6 | 33.3 | 0.0 | 9.4 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 3.1 | Other: | 4.5 | 5.6 | 13.9 | 3.1 |
| American Indian/Alaska Native and White: | 0.9 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 1.8 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.4 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 2.7 | 0.0 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 62.3 | 61.1 | 30.6 | 62.5 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 26.0 | 22.2 | 36.1 | 40.6 | Section 8: | 7.6 | 0.0 [#] | | |
| 2 Persons: | 21.1 | 22.2 | 45.8 | 15.6 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 22.4 | 27.8 | 8.3 | 12.5 | Other: | 31.8 | | | |
| 4 Persons: | 14.8 | 16.7 | 8.3 | 21.9 | No Assistance: | 60.5 | | | |
| 5 Persons: | 12.1 | 11.1 | 0.0 | 3.1 | | | | | |
| 6 Persons: | 2.7 | 0.0 | 1.4 | 3.1 | | | | | |
| 7 Persons: | 0.9 | 0.0 | 0.0 | 3.1 | | | | | |
| 8 or more Persons: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | 92 | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chula Vista

State: CA

Group Rank: 85
(Percentile)

State Rank: 7 / 92 PJs

Overall Rank: 87
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 49.28% | 100 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 88.79 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.81% | 99.55 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.070 | 3.07 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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